

Pin	990154
Project	SP-0154(8)0
Parcel	20F:C2AQ
Tax ID	33-01-100-003
Affecting Tax ID No	33-01-100-028

Legal Description	Section	1	Township	4S	Range	1W	Meridian	S.L.B. & M.
	<p>Beginning at a point in the easterly boundary line of said entire tract which point is 1,346.27 feet S.89°58'34"E. along the north line of said Section 1 and 696.58 feet S.00°56'05"W. along the easterly line of said Lot 4 from the Northwest Corner of said Section 1, said point is also approximately 53.00 feet radially distant southerly from the 600 West Street control line opposite engineer station 366+00.86; and running thence S.00°56'05"W. 1,182.16 feet along said easterly boundary line to the northerly right of way and no-access line of Bangerter Highway at a point 131.00 feet perpendicularly distant northerly from the Bangerter Highway control line; thence along said northerly right of way and no-access line the following (3) three courses: (1) S.56°34'27"W. 647.94 feet to a point 261.00 feet perpendicularly distant northwesterly from said control line opposite engineer station 157+00.00; (2) thence N.84°40'05"W. 108.97 feet to the beginning of a 750.00-foot radius non-tangent curve to the right (Note: center bears N.72°30'52"E.) at a point 100.00 feet radially distant easterly from said 600 West Street control line opposite engineer station 347+40.00; (3) thence northerly along the arc of said curve 177.56 feet through a delta of 13°33'54" (Note: chord to said curve bears N.10°42'11"W. for a distance of 177.15 feet) to the easterly right of way line of 600 West Street and the beginning of a 750.00-foot radius compound curve to the right at a point 88.16 feet radially distant easterly from said 600 West Street control line opposite engineer station 349+40.00; thence along said easterly right of way line the following (5) five courses: (1) northerly along the arc of said curve 355.71 feet through a delta of 27°10'28" (Note: chord to said curve bears N.09°40'00"E. for a distance of 352.39 feet) to a line parallel with and 65.00 feet perpendicularly distant easterly from said control line opposite engineer station 353+26.33; (2) thence N.23°15'14"E. 413.67 feet along said parallel line to a point opposite engineer station 357+40.00; (3) thence N.11°56'38"E. 61.19 feet to a line parallel with and 53.00 feet perpendicularly distant easterly from said control line opposite engineer station 358+00.00; (4) thence N.23°15'14"E. 207.36 feet along said parallel line to the beginning of a 709.00-foot radius curve to the right, concentric with said control line opposite engineer station 360+07.36; (5) thence northeasterly along the arc of said curve 552.22 feet through a delta of 44°37'35" (Note: chord to said curve bears N.45°34'01"E. for a distance of 538.37 feet) to the point of beginning.</p>							
Access	Property does not have any access from SR-154 (Bangerter Highway). Access is from 600 West.							
Reservations of Sale	<ol style="list-style-type: none"> Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land. The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to 							

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Reservations of Sale (cont.)	<p>present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.</p> <p>3. Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the no-access line as described above.</p> <p>4. Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.</p> <p>5. Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.</p>		
Disclosures	First Right of First Refusal <u>does not apply</u> to this property.		
For Additional Information Contact	<p>Deryl Davis</p> <p>Surplus Land Coordinator</p> <p>Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov</p>	<p>Brad Daley</p> <p>Surplus Land Program Manager</p> <p>Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov</p>	<p>Shirleen Hancock</p> <p>ROW Deputy Director Property Management</p> <p>Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov</p>

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 33-01-100-028
PIN No. 990154
Project No. SP-0154(8)0
Parcel No. 0154:20F:C2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, being part of an entire tract of property situate in Governmental Lot 4 and SW1/4NW1/4 of Section 1, T.4S., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract which point is 1,346.27 feet S.89°58'34"E. along the north line of said Section 1 and 696.58 feet S.00°56'05"W. along the easterly line of said Lot 4 from the Northwest Corner of said Section 1, said point is also approximately 53.00 feet radially distant southerly from the 600 West Street control line opposite engineer station 366+00.86; and running thence S.00°56'05"W. 1,182.16 feet along said easterly boundary line to the northerly right of way and no-access line of Bangerter Highway at a point 131.00 feet perpendicularly distant northerly from the Bangerter Highway control line; thence along said northerly right of way and no-access line the following (3) three courses: (1) S.56°34'27"W. 647.94 feet to a point 261.00 feet perpendicularly distant northwesterly from said control line opposite engineer station 157+00.00; (2) thence N.84°40'05"W. 108.97 feet to the beginning of a 750.00-foot radius non-tangent curve to the right (Note: center bears

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N.72°30'52"E.) at a point 100.00 feet radially distant easterly from said 600 West Street control line opposite engineer station 347+40.00; (3) thence northerly along the arc of said curve 177.56 feet through a delta of 13°33'54" (Note: chord to said curve bears N.10°42'11"W. for a distance of 177.15 feet) to the easterly right of way line of 600 West Street and the beginning of a 750.00-foot radius compound curve to the right at a point 88.16 feet radially distant easterly from said 600 West Street control line opposite engineer station 349+40.00; thence along said easterly right of way line the following (5) five courses: (1) northerly along the arc of said curve 355.71 feet through a delta of 27°10'28" (Note: chord to said curve bears N.09°40'00"E. for a distance of 352.39 feet) to a line parallel with and 65.00 feet perpendicularly distant easterly from said control line opposite engineer station 353+26.33; (2) thence N.23°15'14"E. 413.67 feet along said parallel line to a point opposite engineer station 357+40.00; (3) thence N.11°56'38"E. 61.19 feet to a line parallel with and 53.00 feet perpendicularly distant easterly from said control line opposite engineer station 358+00.00; (4) thence N.23°15'14"E. 207.36 feet along said parallel line to the beginning of a 709.00-foot radius curve to the right, concentric with said control line opposite engineer station 360+07.36; (5) thence northeasterly along the arc of said curve 552.22 feet through a delta of 44°37'35" (Note: chord to said curve bears N.45°34'01"E. for a distance of 538.37 feet) to the point of beginning. The above described parcel of land contains 663,686 square feet or 15.236 acres in area, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the no-access line as described above.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this _____ day of _____, A.D. 20 __, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

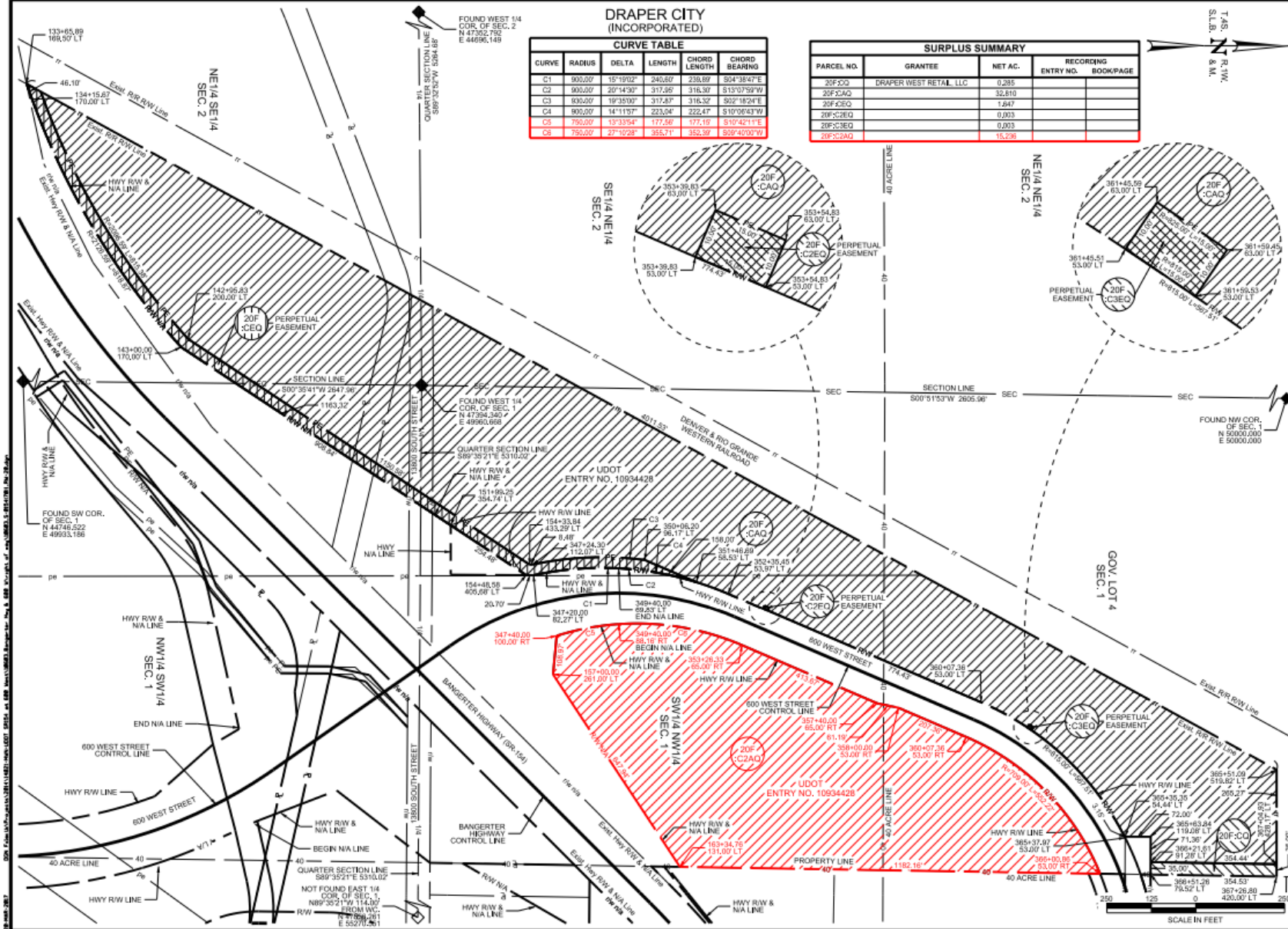
WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public

DRAPER CITY (INCORPORATED)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	900.00	15°19'02"	240.60	236.89	S04°38'47"E
C2	900.00	20°14'30"	317.39	316.30	S13°07'59"W
C3	900.00	19°35'00"	317.47	316.32	S02°18'24"E
C4	900.00	14°11'57"	223.94	222.47	S10°06'43"W
C5	750.00	15°33'54"	177.56	177.10	S10°42'11"E
C6	750.00	27°10'28"	355.71	352.39	S09°40'00"W

SURPLUS SUMMARY			
PARCEL NO.	GRANTEE	NET AC.	RECORDING ENTRY NO. BOOK/PAGE
20F-CO	DRAPER WEST RETAIL LLC	0.285	
20F-C2AQ		32.810	
20F-C2EO		1.047	
20F-C2EO		0.003	
20F-C2EO		0.003	
20F-C2AQ		15.226	



REVISED		DATE		BY	
1	03/17	1	02/17	1	02/17
ADD 20F-C2AQ		ADD SHEET FOR 20F-C2AQ, 20F-C2EO, 20F-C2EO			
20F-C2EO		20F-C2EO			
APPROVED BY		DATE		BY	
12/03/2015					
UTAH DEPARTMENT OF TRANSPORTATION REGION 2 - MERIDIAN ENGINEERING, INC.					
PROJECT		PROJECT NUMBER		SHEET NO.	
BANGERTEY HWY. & 600 W. DESIGN		S-0154(701)		40	
APPROVED		10603		RW-20	
SALT LAKE COUNTY					

